
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, August 20, 2015 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman
Brian Wasser	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A.
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit opened the floor to public comments. Questions and comments from the public were entertained regarding the gatehouse, the difference between the CDD & the HOA, and items that have been updated and/or repaired by the CDD.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 21, 2015

Ms. Suit presented the Minutes of the Board of Supervisors' meeting held on May 21, 2015. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 21, 2015, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Months of May, June, and July 2015

Ms. Suit provided an overview of the expenditures paid for the period of May 1-31, 2015 which totaled \$12,122.63, the period of June 1-30, 2015 which totaled \$12,050.32, and the period of July 1-31, 2015 which totaled \$17,139.29. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding various District Engineering and District Counsel invoices.

On a Motion by Mr. Bishop, seconded by Mr. Dady, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of May 1-31, 2015 which totaled \$12,122.63, the period of June 1-30, 2015 which totaled \$12,050.32, and the period of July 1-31, 2015 which totaled \$17,139.29, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on the Final Budget for Fiscal Year 2015/2016

Ms. Suit stated for the record that the public hearing has been duly advertised in the local paper in accordance with Florida Statutes. She provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board opened the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for CFM Community Development District.

Ms. Suit provided an overview of the proposed final budget, highlighting items experiencing a change from the approved proposed budget. She advised the general fund amount is \$283,038.00, and the debt service fund amount is \$474,215.89, for a total budget of \$757,253.89. Discussion ensued. Questions and comments from the public were entertained.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board closed the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2015/2016

Ms. Suit provided an overview of the resolution, advising that adoption of the resolution also adopts the budget, as amended: moved \$5,000.00 from Lake/Pond Bank Maintenance to Wetland Monitoring and Maintenance, moved \$5,000.00 from Landscape Maintenance to Wetland Monitoring and Maintenance. The final amounts for those line items are Lake/Pond Bank Maintenance \$5,000.00, Landscape Maintenance \$43,000.00, and Wetland Monitoring and Maintenance \$26,500.00.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-07, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2015/2016, in the amount of \$757,253.89, subject to amended line items, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08,
Imposing Assessments and Certifying an
Assessment Roll**

Ms. Suit provided an overview of the resolution and assessment rolls.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2015-08, Imposing Assessments and Certifying an Assessment Roll, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03,
Adopting Fiscal Year 2015/2016 Meeting
Schedule**

Ms. Suit provided an overview of the resolution, advising the schedule being presented is consistent with the current year schedule in that meetings are scheduled for the third Thursday of each month at 11:00 a.m., to be held at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-03, Adopting a Meeting Schedule for Fiscal Year 2015/2016, for CFM Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06, Re-
designating an Assistant Secretary**

Ms. Suit provided an overview of the resolution, advising the purpose is to add herself as an Assistant Secretary for signatory purposes.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2015-06, Designating Ms. Kristen Suit as an Assistant Secretary, for CFM Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Arbitrage Rebate
Calculations as Prepared by LLS Tax
Solutions for Capital Improvement
Revenue Bonds, Series 2004A and 2004B,
as of April 30, 2015**

Ms. Suit provided an overview of the Arbitrage Rebate Report, as prepared by LLS Tax Solutions, for Capital Improvement Revenue Bonds, Series 2004A and 2004B, dated April 30, 2015. She advised there is no arbitrage liability at this time.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board accepted the Arbitrage Rebate Report, as Prepared by LLS Tax Solutions, for Capital Improvement Revenue Bonds, Series 2004A and 2004B, Dated April 30, 2015, for CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for
Conservation Area Maintenance**

Mr. Robson provided an overview of the bid summary sheet which outlines the proposals received from Lakes and Wetlands, Walker Exotic Tree Eradication, EarthBalance, and LakeMasters. Discussion ensued. The Board directed Mr. Wasser to work with Walker Exotic Tree Eradication on their pricing and report back to the Board at the next meeting. This item was tabled.

TWELFTH ORDER OF BUSINESS

**Ratification of Agreement with
LakeMasters for Aquatic Maintenance**

Ms. Suit provided an overview of the executed contract, advising the purpose for the new contract is to ensure the contract is up to date and inclusive of all necessary maintenance areas.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board ratified the execution of the LakeMasters Agreement for Aquatic Maintenance by the Chairman, for CFM Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Discussion Regarding Alligators in
District Ponds**

Ms. Whelan and Mr. Wasser discussed the concerns regarding alligators in the District ponds. Discussion ensued. No action was taken.

FOURTEENTH ORDER OF BUSINESS

**Consideration of License Agreement with
SPE Regarding Maintenance of
Development Entrance**

Ms. Suit advised the license agreement was e-mailed to the Board on August 14th. Ms. Whelan provided an overview of the agreement. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the License Agreement with the SPE Regarding Maintenance of the Development Entrance, for CFM Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.
- B. District Engineer
Mr. Robson advised the Year 3 NPDES Annual Report received a comment to expand the stormwater inventory. He advised he is reviewing the information and will expand the inventory and respond to the DEP while also keeping fees in mind.
- C. District Manager
Ms. Suit stated that the next meeting of the Board of Supervisors is scheduled for September 17, 2015 at 11:00am.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board cancelled the September 17, 2015 Meeting of the Board of Supervisors', for CFM Community Development District.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests and comments.

Mr. Dady advised staff to be mindful of the budget.

Mr. Wasser advised US Water is dumping into the sewer system. Discussion ensued. Mr. Dady requested District Counsel write a letter to US Water advising they are not authorized by the District to dump into the sewer system and to cease dumping.


Mr. Wasser stated for the record that Magnolia Landing Golf, himself and his staff, are providing services to the District that they are not compensated for. Mr. Dady stated it is noted.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:53 a.m., for CFM Community Development District.


Secretary Assistant Secretary


Chairman/Vice Chairman